

Appendix A.

Progressed Strategies

1.0 GROWTH IN DEFINED AREAS

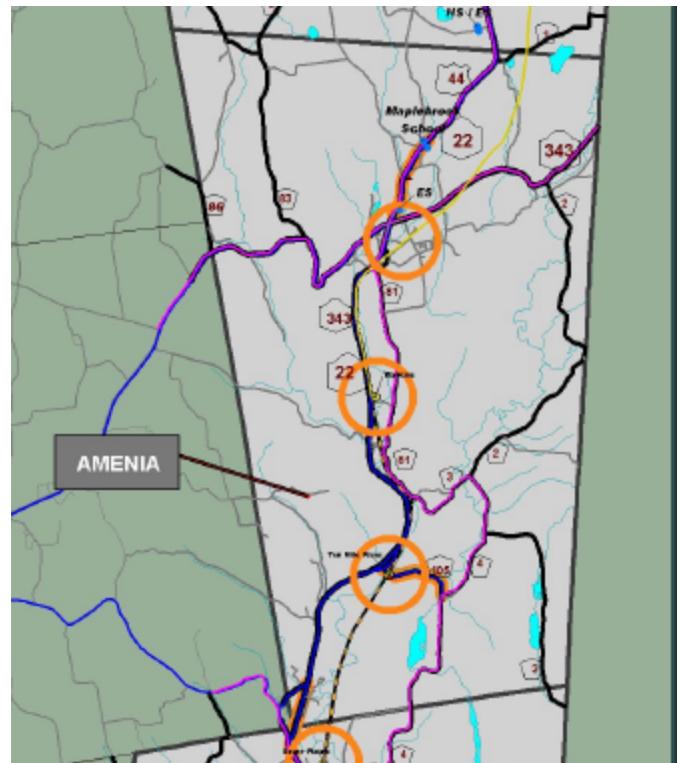
1.1 Define a 0.5-mile radius priority growth area.

Locations:

- Village of Pawling
- Wingdale—Former Harlem Valley Psychiatric Center
- Dover Plains
- Former Wassaic Developmental Center
- Amenia
- Village of Millerton

Existing Characteristics of Concern and/or Project Objectives: The growth boundary is an officially adopted line on a map showing the outermost limit of “urban” development within the planning horizon.

As the planning period nears completion, the growth boundary will be reassessed to determine if it should be extended outward to accommodate new growth. The initial radius of the growth boundary is established with the pedestrian in mind. “The quarter- to half-mile radius from the village center is



Example of priority growth area boundaries.

generally considered to mark the limit that most people are willing to walk.”¹

Implementation of a growth boundary will limit suburban-style sprawl development while maintaining rural character with distinct mixed-use centers. Limiting the growth area encourages walking and bicycling as the primary modes of transportation, reducing traffic and parking impacts to the area.

Tompkins County, New York, has established a Growth Boundary and Open Space Committee that will determine where growth boundaries should be established. The County will implement the growth boundary goals through a Purchase-of-Development Rights program and farmland protection measures.²

<i>Probable Cost:</i>	Medium
<i>Estimated Technical Requirements:</i>	Average
<i>Potential Environmental Impacts:</i>	Social/Land Use

¹ Sutro, Suzanne, AICP. *Planning Advisory Service Report Number 430—Reinventing the Village*. Chicago, IL: American Planning Association, December 1990.

² <http://cpatompkins.org/EandU/EandU4.html>

1.1.1 Modify zoning to provide a mixed-use category within growth areas to permit both commercial and residential (including multi-family) uses.

Locations:

- Former Wassaic Developmental Center
- Amenia
- Village of Millerton

Existing Characteristics of Concern and/or Project Objectives:

Mixed-use development encourages walk and bicycle trips between the various uses. This type of environment reduces the need for additional travel and parking capacity, thereby reducing traffic congestion and improving safety. An example of this type of development is the Village of Pawling Zoning Code, which contains a schedule of “urban regulations” providing for six building types that are now allowed in designated zoning districts (Pawling zoning law § 98-13 and Schedule B). These regulations are supplemented by the Village’s comprehensive plan, which calls for more concentrated land patterns with dedicated open space, a network of trails, a regional green-space network, and residential developments fitted around a revitalized central business district. Another example of a village-style development bylaw/ordinance is available from the Cape Cod Commission’s Model Bylaws and Regulations Project (<http://www.vsa.cape.com/~cccom/bylaws/village.html>).

Probable Cost: Low

Estimated Technical Requirements: Average

Potential Environmental Impacts: Negligible

1.1.2 Provide a density bonus provision in the zoning code to encourage development within the defined growth areas.

Locations:

- Village of Pawling
- Wingdale—Former Harlem Valley Psychiatric Center
- Dover Plains
- Former Wassaic Developmental Center
- Amenia
- Village of Millerton

Existing Characteristics of Concern and/or Project Objectives:

The density bonus will compensate developers for staying within the growth boundary rather than developing in an undeveloped area. Development within the growth area typically requires additional coordination and is associated with higher construction costs, due to the adjacent properties and the location of utilities. It is considered feasible to provide the density bonus in growth areas that have adequate infrastructure. Where density bonuses are granted, the effects of the increased density on the environment must be evaluated and mitigated, if necessary.

Probable Cost: Low

Estimated Technical Requirements: Average

Potential Environmental Impacts: Traffic, Environmental

1.1.3 Provide the necessary infrastructure (sewer and water) in growth areas to support higher density levels.

Locations:

- Village of Pawling
- Wingdale—Former Harlem Valley Psychiatric Center
- Dover Plains
- Former Wassaic Developmental Center
- Amenia
- Village of Millerton

Existing Characteristics of Concern and/or Project Objectives:

Adequate infrastructure is needed within growth areas to support a higher level of development. Without the provision of adequate public investment, it will not be feasible to achieve compact settlements in growth areas and outlying, undeveloped countryside. Community members have expressed concern regarding the initial construction costs and its impact on current tax rates and utility costs. Initial inefficiencies in the operation of utilities may occur until enough development has taken place to reach the optimal capacity of the system.

Probable Cost: High

Estimated Technical Requirements: Average

Potential Environmental Impacts: Social/Land Use

2.0 OPEN SPACE PRESERVATION/GREENBELTS

2.1 Designate greenbelts around growth areas and provide necessary acquisition/zoning to ensure appropriate development.

Locations:

- Village of Pawling
- Wingdale—Former Harlem Valley Psychiatric Center
- Dover Plains
- Former Wassaic Developmental Center
- Amenia
- Village of Millerton

Existing Characteristics of Concern and/or Project Objectives: Once the greenbelt areas have been designated, each community should develop a plan to maintain these areas as “green.” This can be accomplished through open space acquisition through local land trusts, lease or transfer of development rights, or requiring cluster development.

Probable Cost: Low

Estimated Technical Requirements: Average

Potential Environmental Impacts: Social/Land Use

2.1.1 Modify zoning to provide an Open Space Preservation Overlay Zone, which requires cluster development.

Locations:

- Pawling
- Dover
- Amenia

- North East

Existing Characteristics of Concern and/or Project Objectives:

The zone would encompass growth areas to effectively create a greenbelt, differentiating between village/hamlet and rural areas, without the need for land acquisition. The zone could also be designated in areas of unique rural character or scenic vistas. Present zoning, although allowing clustering, does not give planning boards the authority to require it. Requiring clustering is possible under Section 281 of Town Law and 7.38 of Village Law.³ Design standards should be coupled with clustering to ensure attractive development, with adequate open space and maintained or increased property values. An example of a residential development rights bylaw with a provision for a mandatory cluster requirement is available from the Cape Cod Commission's Model Bylaws and Regulations Project (<http://www.vsa.cape.com/~cccom/bylaws/cluster.html>).

Probable Cost: Low

Estimated Technical Requirements: Average

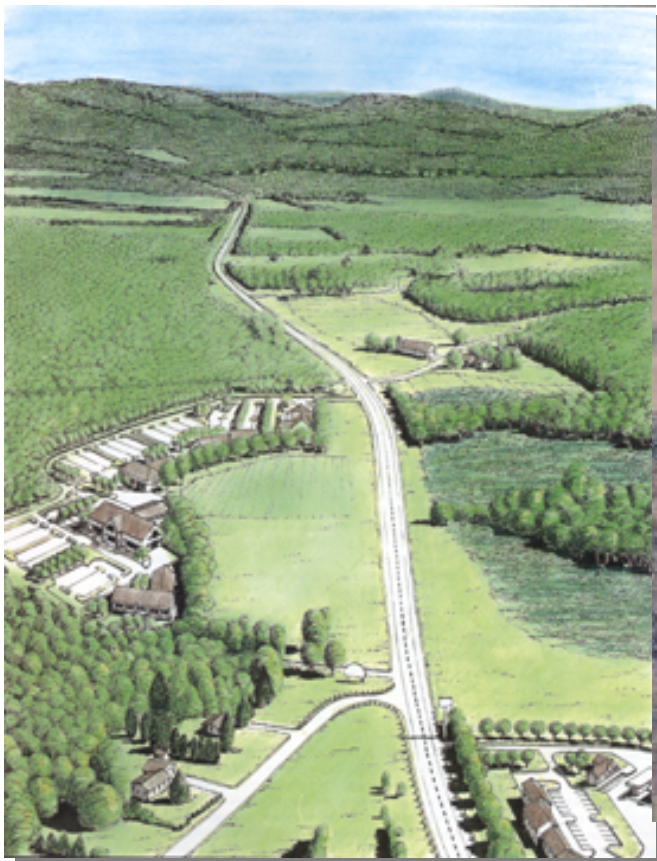
Potential Environmental Impacts: Traffic, Social/Land Use

³ *Town of North East Comprehensive Plan.*

Conventional residential development.



Cluster residential development.



Conventional commercial development.



Cluster commercial development.

Drawing reprinted with permission from: Dealing with Change in the Connecticut River Valley: A Design Manual for Conservation and Development.

2.1.2 Lease development rights.

Locations:

- Amenia
- North East

Existing Characteristics of Concern and/or Project Objectives:

Lease development rights from farmers in exchange for a reduction in property tax assessment during a long-term lease period (20 years or more). Back taxes will be exacted if use of land is changed prior to the end of the lease period.

The benefit of this tool over purchasing development rights is that the landowner still retains title to the land and retains its value. If a property owner chooses to develop the land prior to the end of the lease period, the town will impose a penalty equal to the reduced tax assessment over the life of the lease period. The property owner typically passes this cost on to a potential future developer. Therefore, neither the town nor the property owner will suffer a loss if the lease is broken. The negative aspect of this tool is that it does not provide for permanent open space preservation.

<i>Probable Cost:</i>	Moderate
<i>Estimated Technical Requirements:</i>	Average
<i>Potential Environmental Impacts:</i>	Social/Land Use

2.1.3 **Transfer development rights.**

Locations:

- Pawling
- Village of Pawling
- Dover
- Amenia
- North East
- Village of Millerton

Existing Characteristics of Concern and/or Project Objectives:

Transfer development rights from designated greenbelts to designated growth areas. This technique allows the transfer of development rights from one parcel to another to achieve open space preservation objectives. Transfer of development rights bylaws is fairly complicated to design and use and requires a strong development market to be successful. It is often difficult to provide convenient matches with a development time period. An example of a transfer of development rights bylaw/ordinance is available from the Cape Cod Commission's Model Bylaws and Regulations Project

(<http://www.vsa.cape.com/~cccom/bylaws/tdr.html>).

Probable Cost: Low

Estimated Technical Requirements: Difficult

Potential Environmental Impacts: Negligible

2.1.4 **Land acquisition through existing land trust.**

Location: Harlem Valley

Existing Characteristics of Concern and/or Project Objectives:

Land trusts are private, non-profit organizations dedicated to preservation of open space. Land trusts use several techniques to preserve open space:

1. ***Gifts and bargain sales.*** Private land owners are often more willing to give or sell land at a reduced cost to a non-profit organization. Owners also can benefit from tax shelter provisions of state and federal tax codes if they sell below the appraised value or give the property to such groups.
2. ***Purchase.*** Land trusts use fund-raising campaigns to support the purchase of properties.
3. ***Limited or Partial Development.*** Land trusts can acquire a property and subdivide parcels not needed for open space purposes. The proceeds from the sale of these parcels can be used to finance other acquisitions.⁴

It was generally agreed at the CPTF and public meetings to proceed with land acquisition through existing land trusts, including the Dutchess Land Conservancy and the Nature Conservancy.

Probable Cost: Low (to municipalities)

Estimated Technical Requirements: Average

Potential Environmental Impacts: Negligible

⁴ Yaro, Robert D. "Preserving Open Space in Rural and Suburban Communities." Center for Rural Massachusetts.